

From: Watson, David F. - PDR
Sent: Monday, May 3, 2021 9:57 AM
To: Lory Markham
Cc: Ebinger, Matthew J. - PDR
Subject: FW: Special use request for 2601 Edgewood Avenue

fyi

From: Battery Park Civic Association [mailto:batteryparkcivicassociation@gmail.com]
Sent: Monday, May 3, 2021 9:34 AM
To: Watson, David F. - PDR <David.Watson@richmondgov.com>
Cc: Stokes, Kiya A. - City Council <Kiya.Stokes@richmondgov.com>
Subject: Re: Special use request for 2601 Edgewood Avenue

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Good Morning Mr. Watson!

I just wanted to give you a heads-up that the Battery Park Civic Association plans to write a letter not in support of this SUP to CW Lambert. We polled neighbors on the block of and behind this property, and the response received from neighbors has been overwhelmingly in the negative.

The main concerns expressed have been:

- Neighbors want to keep the original layout of the neighborhood and do not want to start a precedent of splitting lots for the purpose of crowding more homes
- The proposed SUP is not aligned with the Richmond 300 plan - which was supposed to protect the integrity and history of established neighborhoods
- There are concerns that the alley behind this property and the connecting properties is too narrow for an additional house
- Concerns were raised regarding the existing parking issues on the road shared with the tennis courts; and an additional home would add to the congestion.

Thank you for notifying us of this plan, and we appreciate that our insights and concerns are being considered.

Michelle Brown Harris
President, Battery Park Civic Association

On Wed, Apr 14, 2021 at 11:43 AM Watson, David F. - PDR
<David.Watson@richmondgov.com> wrote:

Please see the attached regarding a request for special use in your area.

Please let me know if you have any questions, concerns, or insights.

David

David Watson, AICP

Senior Planner

Department of Planning and Development Review

900 E. Broad St., Room 511

Richmond, VA 23219

Office: 804-646-1036



2608 The Terrace

Richmond, VA 23222

April 28, 2021

City of Richmond

Dept. of Planning & Development Review

Land Use Administration

City Hall, Rm. 511

Richmond, VA 23219

RE: Ord. No 2021-098

I am opposed to special use authorization for the property known as 2601 Edgewood Avenue for the following reasons:

1. As per the notice of public hearing, the proposed subdivision would result in lots that do not meet the minimum lot area and yard requirements.
2. The capacity of the existing infrastructure is commensurate with R-5 Single-Family Residential zoning district requirements. The adequacy of the infrastructure, specifically sewer line functioning, has been tested on more than one occasion, as the neighborhood has historical experience with significant flooding issues. Improvements have resulted in significant water and sewer services cost increases for residents. Disregard for current zoning requirements would add greater demand on the existing infrastructure, as well as increase costs for services.
3. Lot size requirements directly relate to property value of individual lots, as well as the value of lots in the larger community. Over time, this would result in negative value impact on the neighborhood.
4. The possibility for increase in growth of smaller lots, is apparent in this case, as the originally zoned lot is smaller than most in the area. Consideration of dividing such a lot would have significant, negative precedence setting potential for neighborhood development.
5. Built in the early 20th century, the Battery Park neighborhood has a distinct architectural, geographical and physical footprint in the city of Richmond. Physical boundaries of residential lots provide definition to that footprint and constitute the essence, and indeed, the character of the neighborhood. Neighborhood development should protect these assets.
6. Zoning changes should maintain the historical assets of the community, as well as, have long term benefits for the neighborhood and residents. Lot subdivision in city neighborhoods, may be lucrative real estate transactions but, the integrity, continuity and quality of life of the neighborhood holds greater value to the larger community.

Vermeadia S. Holmes

From: elizabeth edwards <vistapark@me.com>
Sent: Sunday, May 2, 2021 7:49 PM
To: PDR Land Use Admin
Subject: 2601 Edgewood Ave, RVA

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To the Richmond City Planning Commission:

Attn: Matthew J.Ebinger
Secretary to the Richmond City Planning Commission

We ask that the present zoning for 2601 Edgewood Ave. in Richmond be respected and that the existing lot not be split into two lots.

Respectfully,

Elizabeth Edwards Bishop
Bailey Bishop
2606 Edgewood Avenue
Richmond VA 23222

cell: 617-999-5814

From: Tracy Epp & Michele Cadwallader <micheleandtracy@gmail.com>
Sent: Monday, May 3, 2021 9:35 AM
To: PDR Land Use Admin; City Clerk's Office
Subject: Special Use Permit for 2601 Edgewood Avenue, Ordinance No. 2021-098

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Attn: Mathew J. Ebinger, Secretary to the Planning Commission & Candice D. Reid, City Clerk

To City of Richmond Planning Commission and City Council,

We respectfully request that Ordinance 2021-98 - Special Use Permit for 2601 Edgewood Avenue under Ord be denied. The property is located within the R-5 Single-Family Residential zoning district and should follow the guidelines for single-family detached dwellings. The property should follow the existing requirements for lot area and yard requirements.

The Richmond 300 Master Plan states: "Goal 4: Urban Design: Establish a distinctive city comprising architecturally significant buildings connected by a network of walkable urban streets and open spaces to support an engaging built environment. Objective 4.1.a Develop zoning districts that support, protect and enhance neighborhood character, especially in areas that are not protected by City Old & Historic Districts" The request for a special use permit goes against this stated goal.

Additionally there is Goal 7: Vision Zero: Reduce all traffic-related deaths and serious injuries to zero by implementing the Vision Zero Action Plan." 2601 Edgewood Avenue does not currently have any sidewalks on the lot yet many pedestrians walk on that side of the street to avoid the pedestrian traffic and pedestrians gathering on the sidewalk (tennis spectators) on the opposite side of the street, adjacent to Battery Park. The lot 2601 Edgewood Avenue is at the intersection of W. Lancaster Road and Montrose Avenue which changes from a two-way street to one-way street. Many drivers ignore the one-way, Do Not Enter signs and recklessly drive up Montrose Avenue. A further concern for pedestrian safety at this particular juncture is that W. Lancaster Road and Montrose Avenue slope downhill towards Edgewood Avenue and cars gather speed down these streets. Pedestrians, often children, and cyclists routinely cross at this intersection to access Battery Park and could benefit from sidewalks on both sides of the street. It is important to consider parking and pedestrian safety at this particular intersection. If the proposed two single-family detached dwellings on lots that do not meet the minimum lot area and yard requirements then it seems that residents would be required to park on the street. Sidewalks for pedestrian safety would further reduce yard size. Street parking will further reduce visibility at this intersection.

Given our respect for the current zoning requirements, our respect for the goals outlined in the Richmond 300 Master Plan, and our concerns regarding pedestrian and cyclist safety at this particular intersection, we urge you to deny this special use permit for 2601 Edgewood Avenue.

Thank you for your consideration,

Michele Cadwallader
Tracy Epp
2602 Edgewood Avenue
Richmond, VA 23222